

**5 DERRY ROW
COALISLAND
DUNGANNON
CO. TYRONE
BT71 4NX**



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

AFFORDABLE & CONVENIENT; PERFECT AS A FIRST HOME OR BUY-TO-LET

ENJOYING A MOST PLEASANT SEMI-RURAL SITUATION ONLY MINUTES BY CAR TO COALISLAND, DUNGANNON & MAJOR EMPLOYERS, THIS PROPERTY OFFERS DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION AND IS SURE TO APPEAL TO FIRST TIME-BUYERS, DOWN-SIZERS & INVESTORS ALIKE.

WITH 3 BEDROOMS; 2 WITH FITTED FURNITURE, A MOST GENEROUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE, KITCHEN WITH SPACE FOR CASUAL DINING AND A BATHROOM WITH A 3 PIECE SUITE, PLUS OFF STREET PARKING & AN ENCLOSED REAR GARDEN, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST...

...WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!



GUIDE PRICE: £89,950

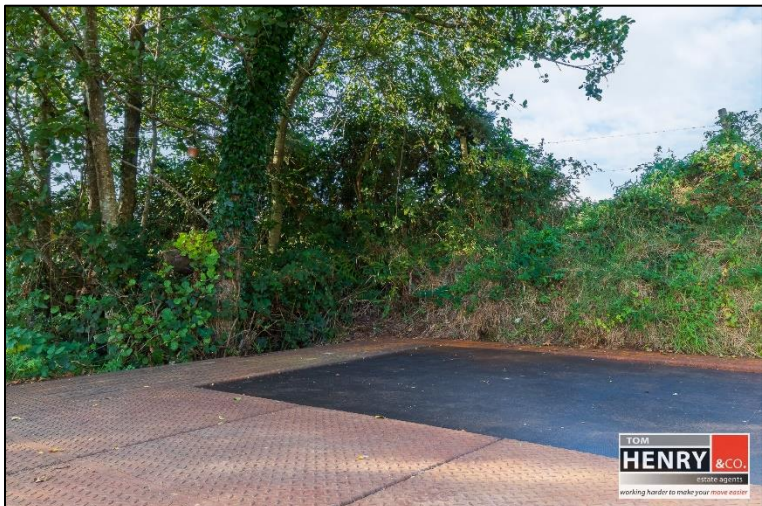
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

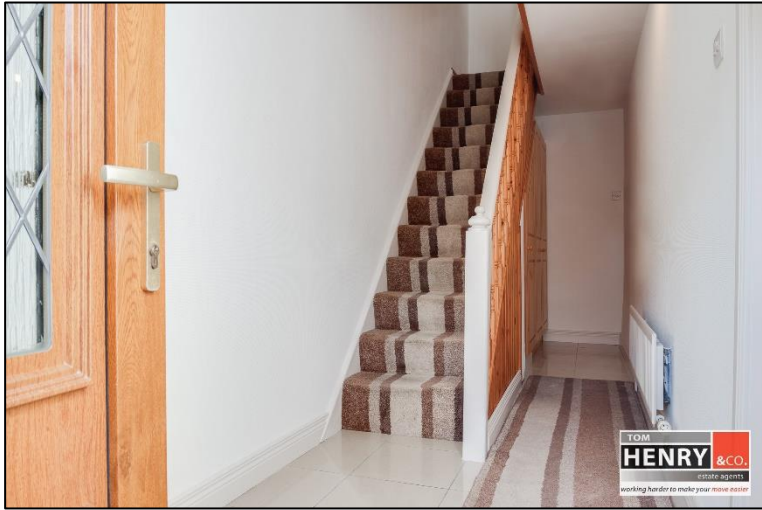
- A PLEASANT & AFFORDABLE MID-TERRACE PROPERTY.
- OFFERING DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION.
- 3 BEDROOMS; 2 WITH FITTED STORAGE.
- QUIET SEMI-RURAL SETTING.
- YET ONLY MINUTES BY CAR TO COALISLAND, DUNGANNON, MAJOR EMPLOYERS, ETC.
- PRESENTED FOR SALE IN GOOD DECORATIVE ORDER THROUGHOUT.
- MOST GENEROUS SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- STOVE WITH HIGH OUTPUT BACK BOILER.
- FITTED KITCHEN WITH SPACE FOR CASUAL DINING.
- BATHROOM WITH WHITE 3 PIECE SUITE.
- OFF STREET PARKING TO REAR.
- PANELLED INTERNAL DOORS.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- SURE TO APPEAL AS A FIRST HOME, BUY-TO-LET OR TO THOSE WISHING TO DOWNSIZE.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. UNDER STAIR STORAGE.



SITTING ROOM:

DUAL ASPECT. PRE-FINISHED FLOOR. GLASS FRONTED SOLID FUEL STOVE WITH HIGH OUTPUT BACK BOILER.





TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. SPACE FOR FRIDGE FREEZER (NOT INCLUDED). PLUMBED FOR A.W.M. (NOT INCLUDED). TILED FLOOR. U.P.V.C EXTERNAL DOOR.

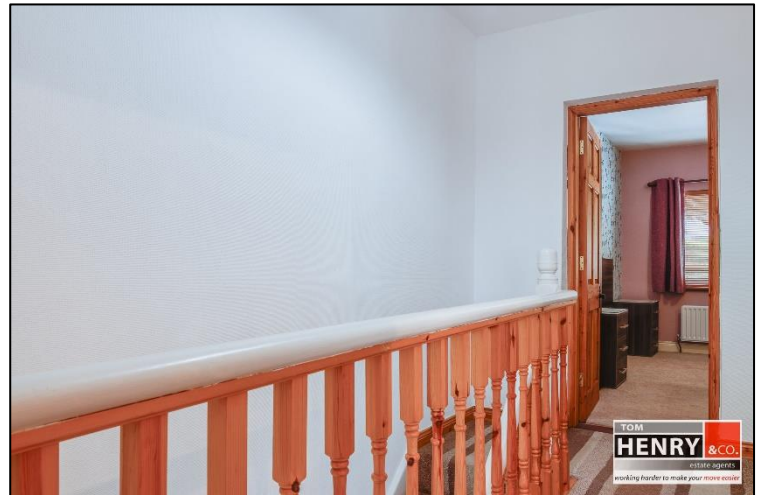


TOM
HENRY & CO.
estate agents
working harder to make your move easier



FIRST FLOOR:

STAIRS & LANDING:
CARPET.

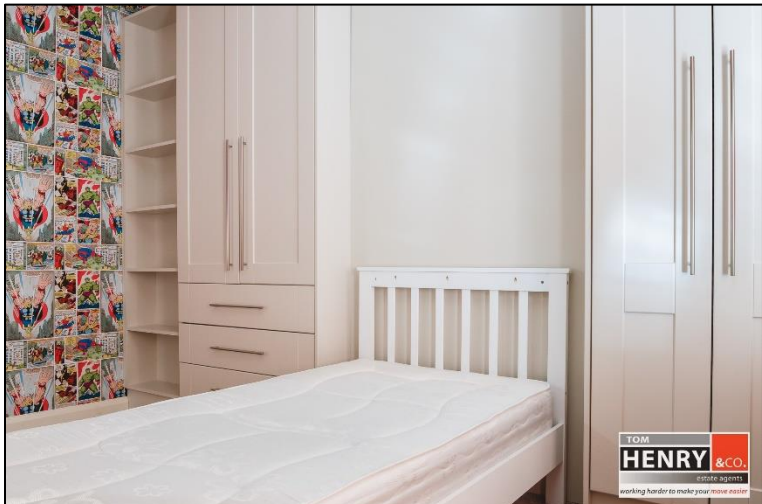


BEDROOM 1:
TO REAR. CARPET TO FLOOR. FITTED WARDROBES WITH MIRRORED
DOORS.





BEDROOM 2:
TO FRONT. WALL LENGTH FITTED FURNITURE.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH HAND BASIN. TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

ENCLOSED GARDEN TO FRONT WITH SHRUBS. SMALL ENCLOSED YARD TO REAR. GARDEN STORE / CENTRAL HEATING BOILER HOUSE. DECKING TO REAR. OFF STREET PARKING.





Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

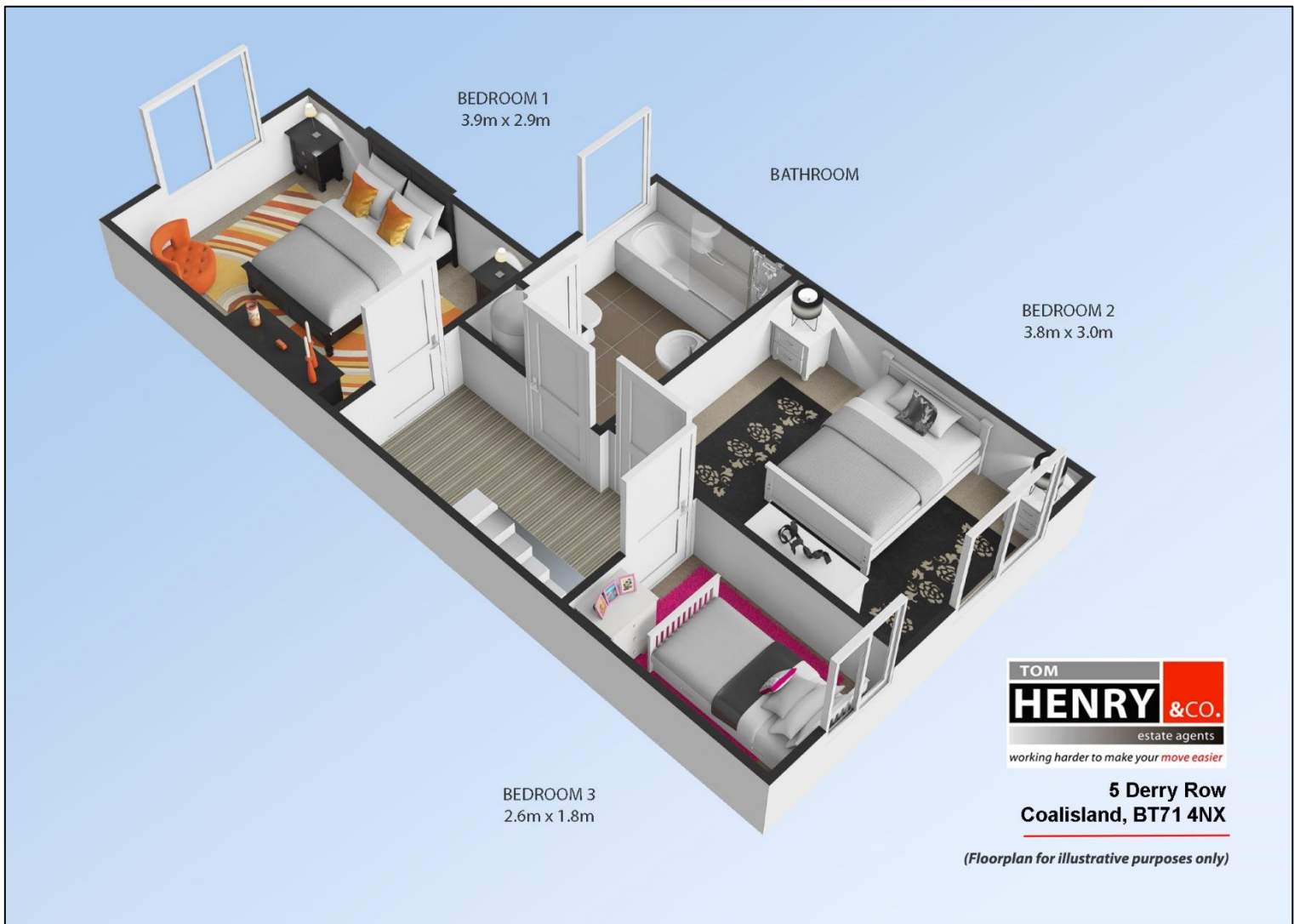
www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

FLOORPLANS FOR I.D. PURPOSES ONLY.



5 Derry Row
Coalisland, BT71 4NX

(Floorplan for illustrative purposes only)



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.